



Entered on Docket
June 15, 2009

Hon. Linda B. Riegle
United States Bankruptcy Judge

LARSON & STEPHENS
810 S. Casino Center Blvd., Suite 104
Las Vegas, Nevada 89101
Tel: (702) 382-1170 Fax: (702) 382-1169

James I. Stang, Esq. (CA Bar No. 94435)
Shirley S. Cho, Esq. (CA Bar No. 192616)
Werner Disse, Esq. (CA Bar No. 143458)
PACHULSKI STANG ZIEHL & JONES LLP
10100 Santa Monica Blvd., 11th Floor
Los Angeles, California 90067-4100
Telephone: 310/277-6910
Facsimile: 310/201-0760
Email: jstang@pszjlaw.com
scho@pszjlaw.com
wdisse@pszjlaw.com

Zachariah Larson, Esq. (NV Bar No. 7787)
LARSON & STEPHENS
810 S. Casino Center Blvd., Ste. 104
Las Vegas, NV 89101
Telephone: 702/382.1170
Facsimile: 702/382.1169
Email: zlarson@lslawnv.com

Attorneys for Debtors and
Debtors in Possession

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:

Case No.: BK-S-09-14814-LBR
(Jointly Administered)

¹ The Debtors in these cases, along with their case numbers are: Heritage Land Company, LLC (Case No. 09-14778); The Rhodes Companies, LLC (Case No. 09-14814); Tribes Holdings, LLC (Case No. 09-14817); Apache Framing, LLC (Case No. 09-14818); Geronimo Plumbing LLC (Case No. 09-14820); Gung-Ho Concrete LLC (Case No. 09-14822); Bravo, Inc. (Case No. 09-14825); Elkhorn Partners, A Nevada Limited Partnership (Case No. 09-14828); Six Feathers Holdings, LLC (Case No. 09-14833); Elkhorn Investments, Inc. (Case No. 09-14837); Jarupa, LLC (Case No. 09-14839); Rhodes Realty, Inc. (Case No. 09-14841); C & J Holdings, Inc. (Case No. 09-14843); Rhodes Ranch General Partnership (Case No. 09-14844); Rhodes Design and Development Corporation (Case No. 09-14846); Parcel 20, LLC (Case No. 09-14848); Tuscany Acquisitions IV, LLC (Case No. 09-14849); Tuscany Acquisitions III, LLC (Case No. 09-14850); Tuscany Acquisitions II, LLC (Case No. 09-14852); Tuscany Acquisitions, LLC (Case No. 09-14853); Rhodes Ranch Golf Country Club, LLC (Case No. 09-14854); Overflow, LP (Case No. 09-14856); Wallboard, LP (Case No. 09-14858); Jackknife, LP (Case No. 09-14860); Batcave, LP (Case No. 09-14861); Chalkline, LP (Case No. 09-14862); Glynda, LP (Case No. 09-14865); Tick, LP (Case No. 09-14866); Rhodes Arizona Properties, LLC (Case No. 09-14868); Rhodes Homes Arizona, L.L.C. (Case No. 09-14882); Tuscany Golf Country Club, LLC (Case No. 09-14884); and Pinnacle Grading, LLC (Case No. 09-14887).

1 THE RHODES COMPANIES, LLC, aka
 2 "Rhodes Homes," et al.,¹

Chapter 11

Debtors.

3 Affects:

4 ☒ All Debtors

☐ Affects the following Debtor(s)

Hearing Date: June 5, 2009

Hearing Time: 1:30 p.m.

Courtroom 1

5
 6 **ORDER GRANTING APPLICATION AUTHORIZING DEBTORS PURSUANT TO 11**
 7 **U.S.C. § 327(a) TO EMPLOY SULLIVAN GROUP REAL ESTATE ADVISORS AS**
 8 **MARKET RESEARCH CONSULTANT *NUNC PRO TUNC* TO THE PETITION DATE**
 9 **[Docket No. 155]**

10 Upon consideration of the application (the "Application") to employ Sullivan Group Real
 11 Estate Advisors ("Sullivan") as market research consultant [Docket Number 155] filed by the
 12 Debtors,² the Court having reviewed the Application, the March 31, 2009 Engagement Letter
 13 between the Debtors and Sullivan (the "Engagement Letter"), and the Declaration of Timothy
 14 Sullivan [Docket Number 156]; there having been no objection to the Application; the Court
 15 finding that: (a) the Court has jurisdiction over this matter pursuant to 28 U.S.C. § 1334 and
 16 reference from the District Court pursuant to 28 U.S.C. § 157; (b) notice of the Application and
 17 the hearing on the Application was sufficient under the circumstances; (c) the Court having
 18 determined, to the extent of the record before it, that Sullivan is a "disinterested person" pursuant
 19 to § 101(14) of the Bankruptcy Code; and (d) the Court having determined that the legal
 20 and factual bases set forth in the Application and the Sullivan Declaration establish just cause for
 21 the relief granted herein;

22 IT IS HEREBY ORDERED THAT:

23 1. The Application shall be, and hereby is, GRANTED.

24 2. The Debtors are authorized to retain and employ Sullivan as market research
 25 consultant at the expense of the chapter 11 estates, pursuant to section 327(a) of the Bankruptcy
 26 Code, Bankruptcy Rules 2014, 2016 and 5002 and the terms set forth in the Application and the
 27 Engagement Letter, *nunc pro tunc* to the Petition Date.

28 ² Capitalized terms not otherwise defined herein have the meanings given to them in the Application.

3. Sullivan shall file applications in accordance with sections 330 and 331 of the Bankruptcy Code, the Bankruptcy Rules, the Local Rules, and such other procedures as may be fixed by order of this Court. To the extent that those applications are approved by this Court after notice and a hearing, Sullivan shall be compensated for its services, and be reimbursed for any reasonable, related expenses.

4. This order is entered without prejudice to the rights of any party in interest, including the United States Trustee, to oppose Sullivan's fee applications when they are filed on any appropriate grounds, including oppositions challenging Sullivan's status as a "disinterested person." This Court shall retain jurisdiction to hear and determine all matters arising from or related to the implementation of this Order.

DATED this 5th day of June 2009.

:
APPROVED/~~DISAPPROVED~~

By: 
August B. Landis, Assistant United
States Trustee
300 Las Vegas Blvd. S., Ste. 4300
Las Vegas, NV 89101
*Attorney for Sara L. Kistler, Acting
United States Trustee for Region 17*

Submitted by:

By: /s/ Zachariah Larson
LARSON & STEPHENS
Zachariah Larson, Esq. (NV Bar No 7787)
Kyle O. Stephens, Esq. (NV Bar No. 7928)
810 S. Casino Center Blvd., Ste. 104
Las Vegas, NV 89101
(702) 382-1170 (Telephone)
(702) 382-1169
zlarson@lslawnv.com
Attorneys for Debtors

LARSON & STEPHENS
810 S. Casino Center Blvd., Suite 104
Las Vegas, Nevada 89101
Tel: (702) 382-1170 Fax: (702) 382-1169

LR 9021 CERTIFICATION

In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

☐ The court has waived the requirement of approval under LR 9021.

☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and any trustee appointed in this case, and each has approved or disapproved the order, or failed to respond, as indicated below:

NAME	DATE CONTACTED	AGREE	DISAGREE	NO RESPONSE
August B. Landis U.S. Trustee	06/08/09	<u>X</u>	_____	_____

###